WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/07 09:33 2 pgs
Fees:13.00 Taxes:9250.00

20070803-0092441

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,001.00

Jayati S. Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF JULY, 2007.

JACKIE BRITTON Notary At Large RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: June 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sai Leela, Inc.	Sai Leela, Inc.	09713003500
(NAME)	(NAME)	
3445 Percy Priest Dr.	2514 Nolensville RD.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Shanabhai S. Patel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sai Leela, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being known as Lot No. 2, on the Plan of Larchwood Commercial Subdivision, of record in Book 6200, page 898 and Book 6900, Page 875, said Register's Office, to which plan reference is hereby made for a more accurate description. Lot No. 2 was the subject of a revision and is shown on the Plan of Revision of record in Plat Book 6200, Page 898 in the Register's Office for Davidson County, Tennessee, for a corrected accurate description reference may be had.

Included in the above description, but expressly excluded from this conveyance are the following description conveyances:

Parcel 1: Being the construction of one fire hydrant in the vicinity of Percy Priest Drive to serve Larchwood Motel Site, all as more particularly shown by plans on file in the office of the Director of Water and Sewerage Services. Said plan being designated as Project No. 89-WL-37.

Parcel 2: Being the construction of a 90' of 8" sanitary sewer in the vicinity of Percy Priest Drive to serve Larchwood Motel Site, all as more particularly shown by plans on file in the office of the Director of Water and Sewerage Services. Said plans being designated as Project No. 89-SL-33.

Being the same property conveyed to Shanabhai S. Patel by Special Warranty Deed dated March 30, 1989 from Nashville Land Fund, LTD., of record in Book 7809, Page 498 in the Register's Office for Davidson County, Tennessee.

This property is conveyed subject to any restrictions in Book 5904, page 194 and Book 7294, page 71, easements and right-of-ways as recorded in Plat Book 6900 page 875, including but not limited to Fire Hydrant easement of record in Book 7809, Page 502; sewer and water easement in Book 8377, page 968; sewer easements of record in Books 5569, page 99, Book 4889, page 185, Book 4869, page 616, and Book 6434, page 171; right of way easement in Book 6415 page 171; all as recorded in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 3445 Percy Priest Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of July, 2007.

, by PoA

Shanabhai S. Patel

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Dushyant S. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the foregoing instrument (Warranty Deed) in behalf of Shanabhai S. Patel and further acknowledged that he executed the same as the free act and deed of said Shanabhai S. Patel, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Shanabhai S. Patel, and appearing of record in Instrument No. 20070803-0092440, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of July, 2007.

Commission expires: June 22, 2008

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY TN

Jack Evans Gritton, II Notary Public